

# PRELIMINARY REPORT

## 2015: E1 – *Bauer Road*

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 285, P and K  
**JURISDICTION:** Harris County

**LAMBERT:** 4370  
**DISTRICT/PRECINCT:**  
Harris County Pct.: 3

### **PROPOSAL:**

Harris County is requesting the realignment of Major Thoroughfare Bauer Road, between Montgomery County/Spring Creek and FM 2920, on the Major Thoroughfare and Freeway Plan (MTFP).

### **APPLICANT'S JUSTIFICATION and HISTORY:**

Harris County requests the realignment of Bauer Road, which is on the western plat boundary of the Bauer Landing development. The applicant states that the Bauer Landing development establishes the Bauer Road alignment along the western boundary of the development. The realignment would also create a smoother curve in avoiding the existing homesteads, reducing the impacts of the Major Thoroughfare.

The applicant suggests that the existing curve, as shown on the MTFP, does not meet Chapter 42 Major Thoroughfare geometric requirements. The curve for the proposed realignment would meet the geometric requirements.

The applicant contends that if the proposed amendment is not approved, variances will need to be granted with future subdivision plats to allow curves less than the required 2,000-foot radii needed per Chapter 42. Also, the existing alignment would be located behind platted lots from Bauer Landing Sec 2. Access would need to be denied for these lots to prohibit access from Bauer Road. The proposed amendment will impact the same property owner (Frank Helfrich) as per the current alignment. The proposed alignment, however, will impact undeveloped property while the existing alignment could impact existing structures. The Bauer Landing Sec 1 plat has been recorded, establishing dedicated additional right-of-way (ROW) for Bauer Road for the southern portion of the alignment. The Section 2 plat, which is north of Section One, has not been recorded.

The applicant also states that the current alignment straddles an existing driveway for the property owner, (Helfrich). The Bauer Landing General Plan and the Section 2 plat show Kennons Way as an east-west road intersecting existing Bauer Road where the private driveway exists. The realignment of Bauer Road may result in the abandonment of a portion of Bauer Road and/or the extension of Kennons Way to the south to line up with the revised alignment.

The Bauer/Peek Road alignment first appeared on the MTFP in 1966 showing S-curves north of Spring Creek. The 1996 MTFP shows an east-west Major Thoroughfare bisecting the alignment between FM 2920 and Spring Creek. The 2003 MTFP deleted the east-west road and shows the current S-curve as it exists now, south of Spring Creek.

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## POTENTIAL ALTERNATIVE:

The Planning & Development (P&D) staff will perform a comprehensive assessment of the study area in order to evaluate possible realignments options, including some that may be different from the applicant's requested alignment.